



HOUSING

Fairdale's existing housing options range from single family residences to apartments and condominium style dwellings. Like most suburban areas in the Louisville Metropolitan area, there has been a growing housing market in the last decade, however, Fairdale outpaced both Louisville Metro and the Metropolitan Statistical Area in the 1990s and the housing stock continues to grow at a fast pace.

The population of the Fairdale Census Designated Place increased during the 1990 – 2000 decade by over 16%, creating a demand for new housing and other services. The new development has included single and multi-family homes, rental and condominium style developments. More diverse styles of housing in increasing price ranges are encouraged within the community. The residents would like to see diverse opportunities for first time and retirement home buyers and encourage more owner occupied housing.

Home ownership in Fairdale is higher than both Louisville Metro and the MSA by 15.1 percent and 11.4 percent respectively. The moderate cost of single family houses has contributed to a strong housing market. This coupled with quick access to major roadways has made Fairdale a growing suburban community.

Development in this suburban community has been reinforced by the increasing population and the increase in residential structures being built. 87.3 percent of the housing in the area have values between \$50,000.00 and \$150,000.00.

The current growth has been assisted by the completion and upgrade of the utility infrastructure serving the area. The installation of sanitary sewers and enhanced water distribution systems accompanied by the housing demand in this area has resulted in the development of new subdivisions.

There have been several new residential subdivisions developed in the Fairdale community in recent years. These include, among others:

1. Austin Woods
2. Holly Hills
3. Chiefton Ridge

The homes available in these developments range in price from \$139,000.00 in Austin Woods and Holly Hills to \$240,000.00 in Chiefton Ridge. The homes range from siding and partial brick to complete brick construction.



Apartments



Apartments

Jefferson County, as a whole, has not experienced the demand for additional mobile home communities in recent years. The most recent application for a mobile home park was approved in 1999. A case was filed in 2001, but was withdrawn before final action was taken. Land costs are most likely responsible for the decline in this type of development.

Some mobile home parks are close to the village center and a conversion to condominium style development would be beneficial to the businesses in the community by permitting the seniors to be close to the grocery, post office, library and other essential community facilities. Condominiums marketed to the seniors in the community would provide an opportunity for retired individuals to remain in the community and being able to continue to own their residences, while freeing them from routine maintenance responsibilities.



Mobile Home Park





**Older/ Newer Single
Family Neighborhoods**



Condominium Development

A new condominium development is located along Manslick Road. It contains a mixture of townhouse units and “flats”. The units are 1200 – 1250 square feet and range in price from \$113,500.00 to \$119,500.00. Garages are available with these units. This type of development should also be encouraged as a replacement for the mobile home parks within the community

The residents wish to see more diversity in style and price of housing. The community residents, however, do not want to see additional mobile home parks developed in Fairdale.

The citizens have also expressed a need for a senior’s community that would provide housing and assisted living services for senior citizens. Many older residents wish to stay in the Fairdale community as they grow older and retire, however, at present there are limited options for housing for the elderly. When residents need these services they must leave the Fairdale area. These types of communities are developed in most instances by private developers. The community should form a group to focus on this style of housing and contact developers to research the feasibility of developing a senior’s community serving the Fairdale area.

One method for development of a senior’s community for the Fairdale area could be accomplished through the formation of a Community Housing Development Organization (CHDO). This is a non-profit organization established for the purpose of providing affordable housing for individuals and families living at or below 80% of the Area Median Income (AMI). A CHDO would work with the Louisville Metro Housing and Community Development office in establishing such an organization. The Metro Housing and Community Development acts as a partner / investor in supporting CHDO’s offering technical and other assistance to the local organization in support of the Metro Comprehensive Housing Strategy.

One existing organization that could work to form a Community Housing Development Organization would be the Fairdale Business Association. This business association would have an interest in ensuring that residents in the area have adequate housing and can remain in the community as they retire.

The community would also be benefited by the adoption of the **UN Urban Neighborhood** zoning district in portions of the Village Center suitable for redevelopment or new construction. This district provides a flexible tool for properties to create multi-family housing types under the **Planned Development Option** of this district. The district permits a development containing single-family, two-family and multi-family dwellings as part of a planned development with varying setbacks and other design features.

One potential area for this classification would be on property located behind the Fairdale Baptist Church on Fairdale Road. This area is undeveloped and is immediately adjacent to the commercial area and community facilities in the Village Center. The existing sidewalk system serving this area allows convenient access to the business, post office, parks and schools in the area. Examples of the type of housing that could be constructed is shown in the following photographs.



Possible Village Center Residential Design



Proposed UN Neighborhood Zoning

Residents of the Fairdale area have also expressed the desire to protect the rural character and feel of the community. The development of typical suburban subdivisions does not achieve this goal. However, the areas further from the Village Center that are impacted by natural features such as steeper slopes should be limited in development to lower density or conservation subdivisions. Conservation subdivisions are developed with the intent of protecting sensitive features on sites and clustering of housing on the portions of the site suitable for development. The Department of Planning and Design Services is developing a **Conservation Subdivision regulation** to permit this type of development.

RECOMMENDATIONS

1. It is recommended that local government adopt the **Conservation Subdivision** regulation being developed by the Department of Planning and Design Services. (This type of development would encourage preservation of environmentally sensitive site features, such as heavily wooded areas, steep slopes, wetland and flood prone areas. The homes in this type of development would be clustered within the subdivision and this type of design would also minimize the amount of infrastructure required.) (**Recommendation C.1 or P.5**)



2. It is recommended that undeveloped portions of the Village Center be rezoned to the **UN Urban Neighborhood** zoning district. This classification provides a flexible tool to create multi-family housing types under the Planned Development Option with the appropriate design guidelines. (**Recommendation C.2**)

3. It is recommended that the community work with local government to encourage the establishment of Village Design Standards for single and multi-family residential structures. (**C.5 or P.4**)

4. It is recommended that the Fairdale community work with and encourage developers in the community to further upgrade in housing values and styles. (**P. 5 & P.6**)

5. It is recommended that the community work to encourage redevelopment of existing mobile home communities in the area into modern affordable housing. This would also provide land close to the village center for redevelopment into permanent housing developments. (**P.6**)

6. It is recommended that the community work with the development community to encourage construction of more owner occupied multi-family residential developments (condominiums), to provide the retired and elderly with affordable housing and provide them the opportunity to remain in the Fairdale community. (**P.3**)

7. A study should be undertaken to identify the need and demand for affordable and senior housing in Fairdale to replace aging units such as barracks style apartments and mobile home communities. (**I-7**).

8. A strategy should be developed for creation of a partnership between the Louisville Metro Housing and Community Development office and a local community and housing development organization (CHDO) to develop and market affordable and senior housing developments. (**P.8**)

COMMUNITY FACILITIES

The Fairdale community is fortunate to have many community facilities that enhance the living and public service environment of the area. (**See Map Pg. 28**) These facilities include schools, playgrounds and parks, a branch library, a youth / community center and easy access to public safety services such as, fire, EMS and police services. Additionally, the close proximity of the Jefferson Memorial Forest adds to the recreational environment available to the residents of the area. Many of these facilities are located within the existing or projected Village Center area and are connected to surrounding neighborhoods by an existing sidewalk system. This ability to walk or bicycle among the facilities is a feature which adds to the atmosphere of the community.

The close proximity of these facilities to the village center is a strength of the community. Few other areas in Metro Louisville are



fortunate enough to have these services in such close proximity and to have them connected by sidewalks. The access and mobility can be further enhanced by continuing the sidewalk construction program that has been underway in recent years.

Schools:

Fairdale High School (Grades 9 – 12) has 835 students. The location of the school is 1001 Fairdale Rd.

Fairdale Elementary School (Grades K-5) has 500 students. Its location is 10104 Mitchell Hill Rd.

Coral Ridge Elementary School (Grades PK - 5) currently has 461 students. Its location is 10608 National Turnpike.

Georgia Chaffee TAPP - South Park High School (Grades: 6 – 12) has 155 students. Its location is 1010 Neighborhood Place.



Several new and improved facilities are planned for the schools within the area in the near future. These include:

1. Renovation of the stadium at Fairdale High School.
2. A new running track
3. New baseball facilities
4. New tennis courts

The Fairdale High School is one of Jefferson County's Magnet Career Academies offering academic and optional programs in public safety technology and heavy equipment science. The 2006 school year will also see a new program offered at Fairdale High School. This is the "Virtual High School" program. This program will provide specialized study facilities and programs for students requiring assistance in completing their academic program.

Fire Protection

The Fairdale Fire Protection District is made up of 21 volunteers and 15 career firefighters and is staffed twenty-four hours a day, seven days a week. The service radius of the department includes Fairdale, Hollyvilla, as well as Auburndale (in western Jefferson County) and the Jefferson Memorial Forest. The Main Firehouse, serving the study area, has one engine, one quint, one rescue pumper, and two field units.

The fire department also provides HAZMAT services to the community. The Fairdale Fire Protection District is charged with responding to fire, EMS first responder and rescue emergencies in the 33-square-mile radius.



Emergency Medical Services

Emergency Services are performed by Louisville Metro EMS. It is the primary Advanced Life Support Ambulance Service for Jefferson County. LMEMS is a "third service" EMS system, with current staffing of approximately 120 EMT's & Paramedics. A "tiered response" system is used with first response performed by the Fire Department.

Along with EMS duties, LMEMS staffs the Disaster Response Team (DRT). The DRT functions as the entry team during Hazmat Response in the County, and as a manpower resource for Mass Casualty Incidents. A subset of the DRT, the Technical Rescue Unit (TRU), supplies trained personnel in Confined Space Rescue, Technical Rope Rescue, and Trench Rescue. JCEMS also supplies Dive Medics to the Jefferson County Police Department Dive Rescue Team, and Swat Medics to the JCPD Swat Team.

Police

Fairdale is part of the 3rd Division, Charlie District in the Louisville Metro Police Department. A 3rd district sub-station office is located at 709 Fairdale Rd. in Nelson Hornbeck Park. The main 3rd division offices are located on Dixie Highway

Library

The Fairdale branch of the Louisville Free Public Library opened in the Playtorium in the Spring of 1998. The existing facility is limited in space and facilities. A proposed 8000 square foot library is to be located on the site of the former district police station adjacent to the Playtorium. The LFPL's Facilities Service Plan states that the Southwestern Cluster is expected to have a slight drop in population from 2003-2008 of about 1.65%.



Recreational

Jefferson Memorial Forest abuts the Fairdale Neighborhood, is the nation's largest municipal urban forest of 6,000 acres. The Forest has numerous amenities including a disability- accessible path (0.25 mile), fishing lake, gift shop, grills, hiking trails, horseback riding trails, meeting facilities, picnic shelter, picnic tables, playground, restrooms and welcome center.

Nelson Hornbeck Park is an 18 acre park with 2 ball fields, a basketball court, playground, restrooms, 4 tennis courts, and a swimming pool. The park is located near the village center and Fairdale High School. Sidewalks connect the park with the community, providing easy access to the community residents. A study should be completed seeking input from the senior's community and assessing the existing facilities and determining the current and future needs.

The Playtorium serves as the community center for the Fairdale area. Several programs are housed in the building; however, space is limited for the individual uses. When the library is relocated additional space will become available. The community should initiate a space analysis to determine if the space is adequate or if an expansion is necessary to accommodate all of the users of the facility. The Playtorium is adjacent to the Fairdale Elementary School making the area an activity center in the Village.

Bikeways and Trails The Louisville Metro City of Parks Initiative recently recommended the development of a 100-mile loop trail around Jefferson County. The trail will traverse the Jefferson Memorial



Forest area. The specific location of the trail in this area has not been determined. However, one possible corridor involves shared right-of-way with local streets serving the area. Information provided by the Metro Parks Department indicates that a corridor connecting the forest with McNeely Lake may pass through Fairdale along South Park, Fairdale and Mitchell Hill Roads. The connections to the Jefferson Memorial Forest will enhance recreational opportunities in the Fairdale community and bring more visitors to the community.

Senior Programs and Daycare

There is a limited senior citizens program available at the Playtorium. The kitchen offers limited meals, however, the available space cannot



be expanded. The community should determine the additional needs for space and programs for seniors. The increasing numbers of residents of the "baby boom" generation require that more programs and facilities be available for this age group.

No children's daycare services are available except in-home or institution-based daycare programs. The community should examine the possibility of developing an academic pre-school program to serve the area.

Medical Offices

Medical offices and services are limited to Caritas Fairdale Family Medical Office on Fairdale Road. Hospital services are currently available only at Caritas Medical Center on Bluegrass Avenue or in downtown Louisville. There are limited individual medical practices in the area.

RECOMMENDATIONS

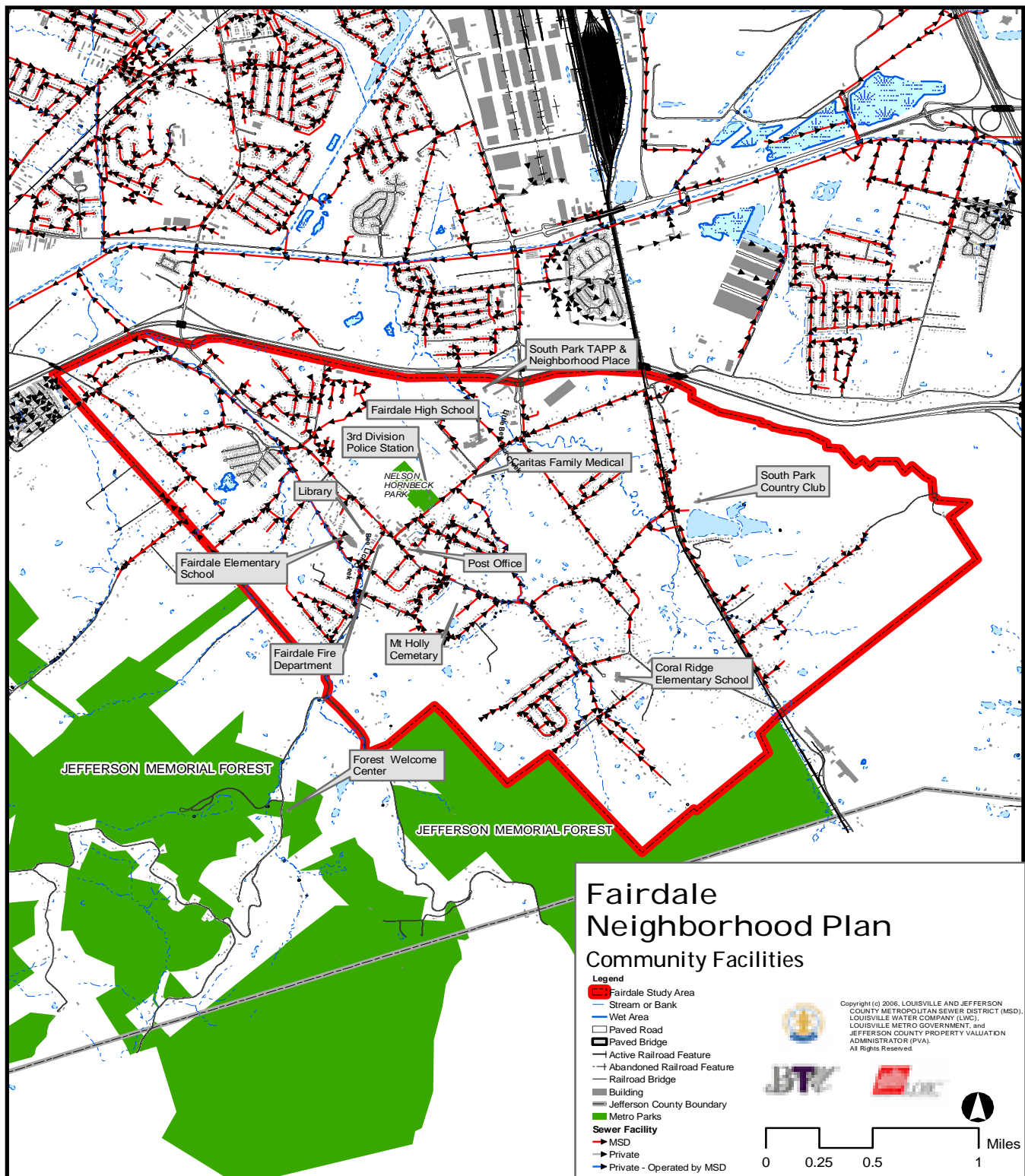
1. It is recommended that the community join with local government to conduct a facilities analysis of the Fairdale Playtorium to determine its ability to accommodate and / or expand future programs provided within the building. . This study should examine this facility's relationship to the community, including:

- a. Youth Programs,
- b. The Library,
- c. The Senior Citizens Programs
- d. On-Site Recreational Facilities.

(Recommendations I.5, I.6, & I.7)

2. It is recommended that an analysis of the existing senior citizens activities and service facilities be completed. The need for additional services and a larger senior center where more activities may be provided for the senior citizens of the Fairdale Area should be analyzed as the "baby boom" generation is reaching retirement age. **(I.7)**

3. It is recommended that the community strongly encourage Metro Government and the Louisville Free Public Library to support the completion of the plans for improvement of the library serving the Fairdale community. **(I.5)**





4. It is recommended that the community support construction of a Village Gateway at each major entrance to Fairdale. This gateway should emphasize that Fairdale is the *Gateway to the Forest*. **(I.11)**

5. It is recommended that the community, through the Fairdale Business Association and other organizations, support the development of the “City of Parks” initiative and support construction of bike and hiking trails surrounding the county. **(I.8)**

6. It is recommended that the community encourage local government to develop a “parkway” connection between Iroquois Park and the Forest. The proposed corridor would follow New Cut, Manslick and Mitchell Hill Roads. This corridor provides a logical connection between the parks. Proposed bikeway corridors would share road rights-of-way as depicted in the cross-section identified as “W. Manslick and Fairdale” in the APPENDIX of this plan. **(I.9)**